



PETER MURPHY & Co
ESTATE AGENTS

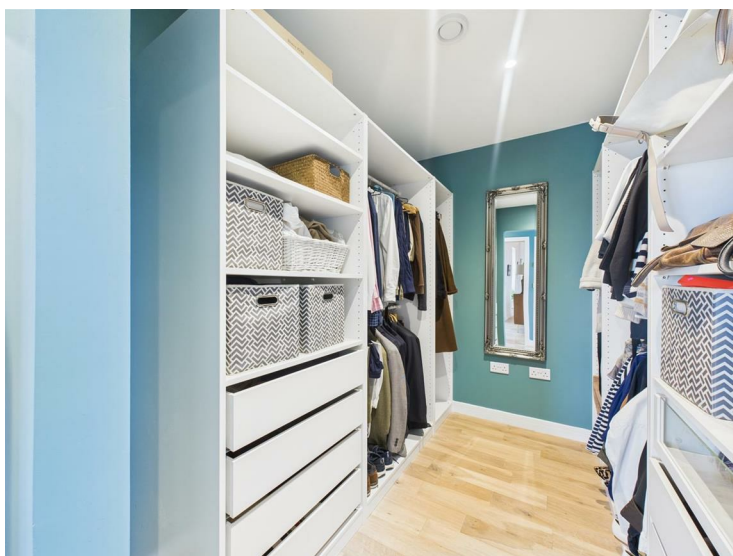
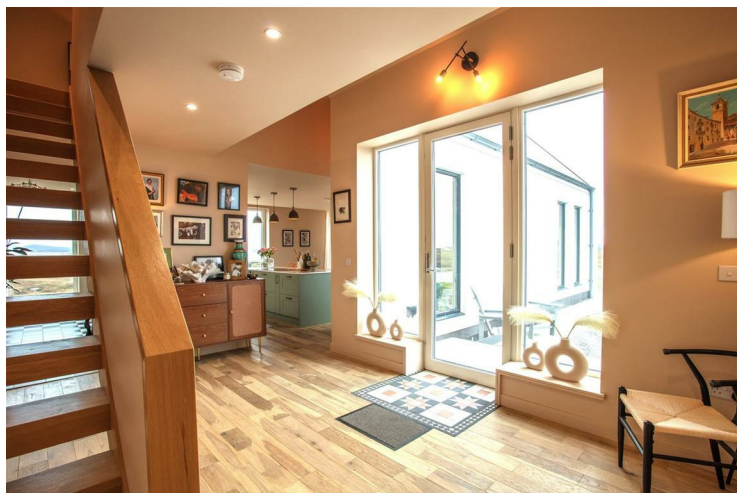


Corncrakes Rest , Isle Of Barra, HS9 5YB **Offers Over £385,000**

Nestled in the picturesque setting of Ardmhor on the enchanting Isle of Barra, this splendid detached house offers a unique opportunity for those seeking a tranquil retreat. With four generously sized bedrooms, this property is perfect for families or those who enjoy hosting guests. Three of the bedrooms are complemented by its own en-suite shower room, ensuring privacy and convenience for all occupants. The heart of the home features a welcoming lounge, ideal for relaxation or entertaining. The spacious layout allows for a comfortable living experience, with ample natural light flowing throughout the property, creating a warm and inviting atmosphere. The Isle of Barra is renowned for its stunning landscapes and rich cultural heritage, making it an ideal location for those who appreciate the beauty of nature and the charm of island life. Residents can enjoy the breathtaking views, sandy beaches, and a variety of outdoor activities that the island has to offer. This property presents a rare chance to own a piece of paradise in a serene environment, perfect for those looking to escape the hustle and bustle of city life. Whether you are seeking a permanent residence or a holiday home, this house at Corncrakes Rest is sure to impress. Do not miss the opportunity to make this delightful property your own.

ENTRANCE HALLWAY

External door opens to a spacious and welcoming reception hallway. Provides access to a wc, utility room, principal bedroom with dressing room, en-suite shower room and leads to the kitchen/dining room. The hallway also benefits from wall to wall gloss white fitted storage units.

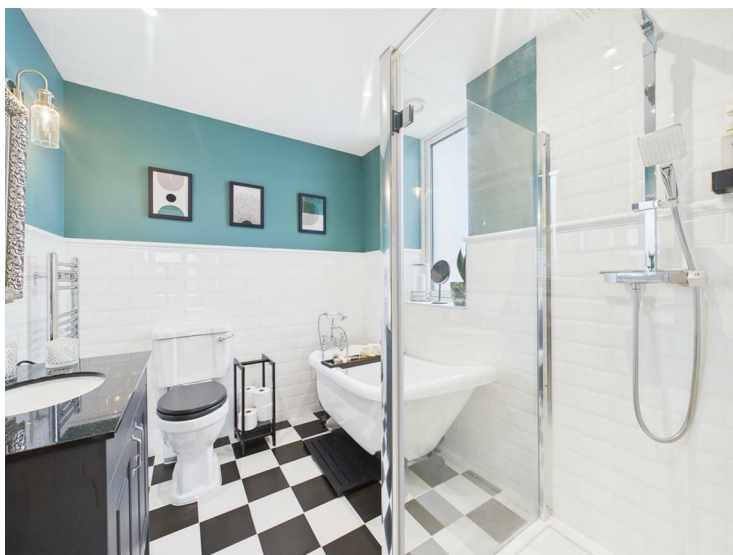
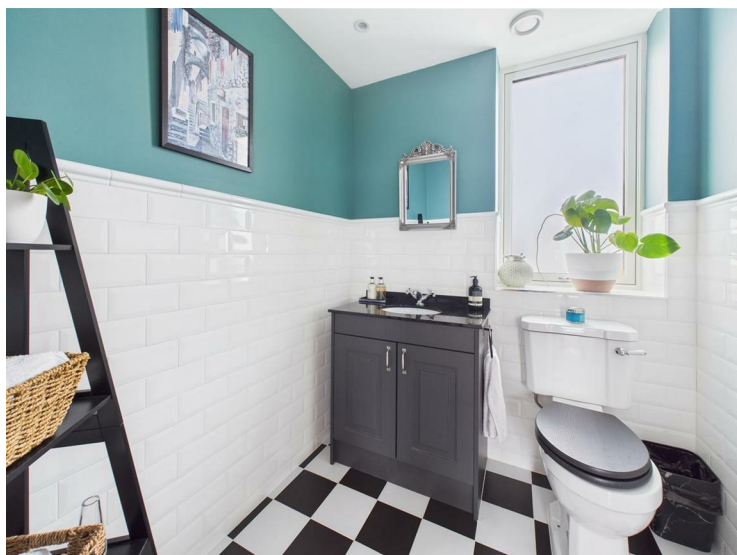


BEDROOM 1 EN-SUITE

The spacious en-suite includes wc, wash hand basin in vanity unit, free standing roll-top bath and shower unit with mains shower. Opaque window to side.

WC

Includes wc and wash hand basin. Opaque window to side.

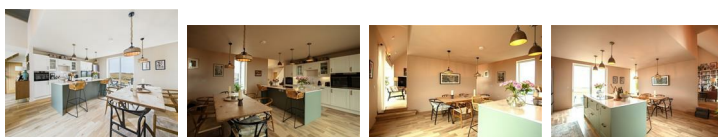


KITCHEN/DINING ROOM

The modern and stylish open plan kitchen/dining room has patio doors leading out to the garden decking area. Ample space for formal dining. Steps rise from dining area to lounge.

BEDROOM 1

The stunning principal bedroom benefits from the large picture window to rear with panoramic views. Door to en-suite shower room and dressing room.



UTILITY ROOM

The utility room has a selection of wall and base units with worktops. It is plumbed for a washing machine. Full height window to rear.

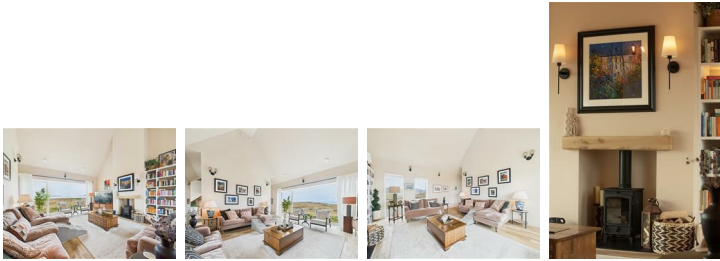
BEDROOM 1 DRESSING ROOM

Picture



LOUNGE

The bright and welcoming lounge has an attractive multi-fuel stove as it's focal point and full height windows to the rear offering stunning views and ensuring plenty natural reaches this comfortable living space.



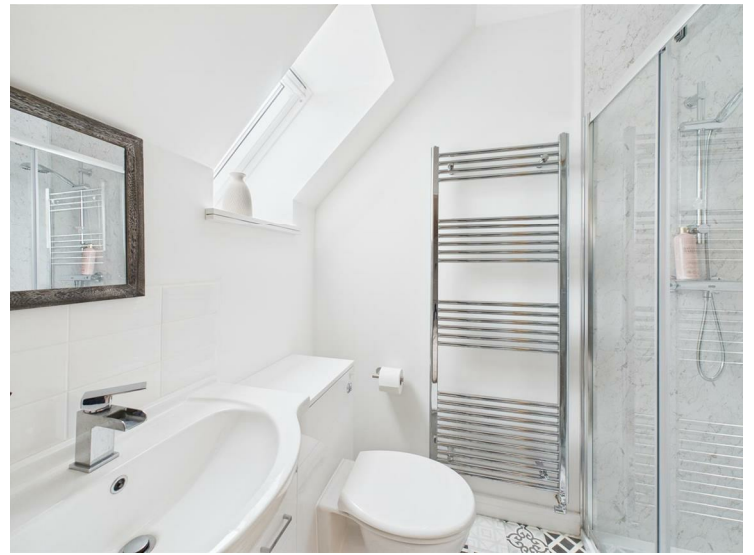
BEDROOM 2

This spacious double room has a window to rear and door to en-suite.



BEDROOM 2 EN-SUITE

This en-suite includes wc, wash hand basin, heated tower rail and shower cubicle with mains shower. Velux to rear.



BEDROOM 3

This spacious double room has a window to rear and door to en-suite.



BEDROOM 3 EN-SUITE

This en-suite includes wc, wash hand basin, heated tower rail and shower cubicle with mains shower. Velux to rear.



BEDROOM 4/OFFICE

This double bedroom is currently used as an office space. Large cupboard.



UPPER LANDING



EXTERNAL

the property is approached by a driveway leading to an ample parking area. There are extensive garden grounds surround the property and a large decked terrace to the rear, offering a lovely spot to relax and enjoy the incredible views on offer.

FRONT ELEVATION

Picture



REAR ELEVATION

Picture



HEATING SYTEM

Heating and hot water is from an energy efficient Vaillant air source heat pump, connected to steel panel radiators and underfloor heating distributed throughout the property

ARIAL VIEW

Picture



FRONT VIEW

Picture



REAR VIEW

Oicture



LOCATION

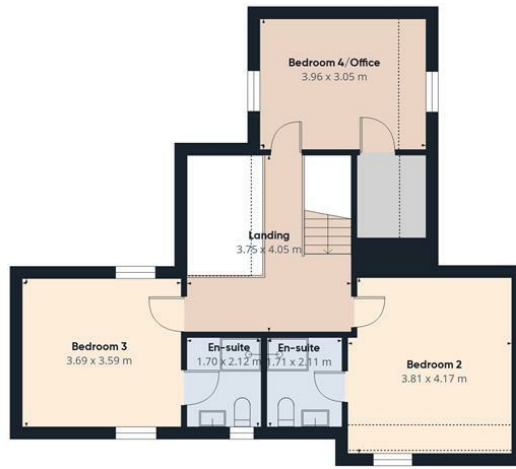
The beautiful isle of Barra is a 23 square mile island located approximately 80 miles from the mainland, reached by either ferry crossing from Oban and Eriskay or by air from Glasgow Airport, with the planes landing on the island's beach runway (Ann Traigh Mhor – a fantastic mile long sandy beach). Isle of Barra Airport is consistently voted the world's most scenic landing location for scheduled flights and is believed to be the only airport in the world to have regular scheduled landings on a beach. The Isle of Barra is often described as the jewel of the Hebrides with its spectacular beaches, rugged landscaped and flower laden machair, while the wildlife rich isles of Vatersay (linked by a causeway to Barra) and Mingulay (accessed by boat) are equally stunning and also boast idyllic beaches. The beaches in Barra and Vatersay are among the very best in the world with fabulously white sands and crystal clear waters. The beaches offer large and empty stretches of perfect sand and are also popular with sea kayakers and surfers. The wildlife on the island is stunning, with numerous opportunities for wildlife watching including seals, golden eagles, puffins, guillemots, kittiwakes and corncrakes, which this home is named after, with oyster catchers and plovers on the seashore. There are numerous archaeological sites on the island and full information can be obtained from the Barra Heritage and Cultural Centre which is based in Castlebay.

MISCELLANEOUS INFORMATION

Tenure - Freehold
Council Tax - Band E



Ground Floor



Floor 1

Approximate total area⁽¹⁾
177.4 m²

Reduced headroom
5.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.